

1) To make, levy, and collect assessments against members and members' dwellings to defray the costs of the common areas and facilities of the Condominium, and to use the proceeds of said assessments in the exercise of the powers and duties granted unto the Association;

2) The maintenance, repair, replacement, operation surveillance and the management of the common areas and facilities of the condominium wherever the same is required to be done and accomplished by the Association for the benefit of its members;

3) The reconstruction of improvements after casualty and the further improvement of the property, real and personal;

4) To make and amend regulations governing the use of the property, real and personal, in the Condominium project so long as such regulations or amendments thereto do not conflict with the restrictions and limitations which may be placed upon the use of such property under the terms and the Articles of Incorporation and Master Deed.

5) To acquire, operate, lease, manage and otherwise trade and deal with property, real and personal, including dwellings in the Condominium, as may be necessary or convenient in the operation and management of the condominium, and in accomplishing the purposes set forth in the Master Deed.

6) To contract for the management of the common areas and facilities in the Condominium project and to designate to such contractor all of the powers and duties of the Association, except those which may be required by the Master Deed to have approval of the Board of Directors or membership of the Association.

7) To enforce by legal means the provisions of the Articles of Incorporation and By-Laws of the Association, the Master deed and the regulations hereinafter promulgated governing use of the property in the Condominium.

8) To pay all taxes and assessments which are liens against any part of the Condominium other than dwellings and the appurtenances thereto, and to assess the same against the members and their respective dwellings subject to such liens.

9) To carry insurance for the protection of the members and the Association against casualty and liability.

10) To pay all costs of power, water, sewer and other utility services rendered to the condominium and not billed to the owners of the separate Dwellings; and

11) To employ personnel for reasonable compensation to perform the services required for proper administration of the purposes of the Association as well as the dismissal of said personnel.

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